

2005 Annual Report

Town of

Mammoth Lakes

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COMMUNITY DEVELOPMENT DEPARTMENT
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February 22, 2006

Department of Housing
and Community Development

HOUSING POLICY
DEVELOPMENT, HCD
APR 14 2006

State Office of Planning
& Research

Re: 2004-2005 Fiscal Year Annual Planning Activities Report.

Dear State Agencies:

California Government Code Sections 65400 (a) and (b) require local agencies to "investigate and make recommendations to their legislative bodies regarding reasonable and practical means for implementing the general plan... so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the expenditure of public funds relating to the subjects addressed in the general plan." In addition, these sections require local agencies to: "Provide an annual report to the legislative body on the status of the general plan and progress in its implementation, including the progress in meeting its share of regional housing needs... and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing."

Also included in the report as Attachment "A," is the Workforce Housing Annual Progress Report on Implementation of the Housing Element of the Town's General Plan consistent with Section 65400 of the Government Code.

Consistent with the above mandate, the Town Council reviewed and approved the enclosed 2004-2005 Fiscal Year Annual Planning Activities Report on October 20, 2005. Should you have any questions related to the enclosed report, please do not hesitate to contact me at your earliest convenience by telephoning (760) 934-8989 x251.

Sincerely,

Dennis Hartwick
Assistant Planner

**TOWN OF MAMMOTH LAKES
2004-2005 FISCAL YEAR
ANNUAL PLANNING ACTIVITIES REPORT**

OVERVIEW

General Plan:

The Community Development Department initiated a comprehensive update of the General Plan as a work program that began in November of 2002. Overall, the update process included the review of the existing General Plan, reaffirmation and clarification of the community's Vision Statement and supporting guiding principles. The Vision Statement and supporting guiding principles became the basis for all proposed General Plan goals, objectives, policies and implementation measures and land use designations changes.

The Town of Mammoth Lakes Draft 2005 General Plan has been organized into seven "chapters," each of which examines and addresses several interrelated issues. These chapters represent not only the seven state-mandated elements, but also the seven guiding principles of the Vision Statement. Three of the adopted General Plan elements are not part of the current update. These elements include the optional Parks and Recreation Element, the Housing Element and the Noise Element.

In addition to all the work completed on the Draft 2005 General Plan Town staff has completed the following tasks which further the existing General Plan's goals.

Conservation and Open Space Element goal – "To manage and protect the natural and cultural resources of the Town" – Town staff has developed draft sensitive lands and open space programs that identify potential sensitive lands and open space areas within the Town. The programs aim to provide a framework for future development to incorporate or protect sensitive sites and open space and to increase the connectivity of these areas to surrounding Forest Service lands. The result may include the establishment of policies, programs, and resources for acquisition or preservation of sensitive lands and open space not otherwise protected.

Transportation and Circulation Element goal – "To provide an adequate, safe, balanced and viable transportation system which... meets the needs of the Town" – Town staff has developed a free Town Transit System that runs during the off-seasons when the Mammoth Mountain Ski Area does not provide in-town public transportation. In addition, the Mammoth Creek connector trail was completed which links Mammoth Creek Park and resident housing to the high school, elementary school, and middle school. In conjunction with the General Plan update, Staff has updated the Town's traffic model which assesses the traffic and circulation patterns at Town build-out. This information has been included in the revised Capital

Improvement Program, Development Impact Fee schedule, and draft General Plan.

Housing Element Goal – “To provide a variety of housing types suitable to the needs of the different social and economic segments of the Mammoth Lakes’ population” – An inclusionary Affordable Housing development Ordinance (M.C. Chapter 17.36) has been included within the Municipal Code. This chapter was revised in July of 2004 to improve the mitigation effectiveness. These code standards require developers to include affordable housing units with their projects based upon the project’s generation of service employees requiring housing assistance. The purpose of the Affordable Housing ordinance is to help the Town to attain the goals and policies related to affordable housing opportunities contained within the Housing Element of the General Plan. During Fiscal Year 2004-05, 1 “very low” income unit, 23 “low” income units, 24 “moderate” income units and 29 “above moderate” income units were constructed or acquired, for a total of 77 Deed Restricted Affordable Units. The one, two and three bedroom units are deed restricted to the household income levels identified above based upon the Area Median Income (AMI) level established by the State of California Department of Housing and Community Development. Included in these achieved statistics, is an Affordable Housing Project developed by Mammoth Lakes Housing, Inc. (MLHI), a non-profit housing developer that was established with the Town’s assistance in 2003. The MLH project provides a total of 24 affordable ownership units with 2 one-bedroom units deed restricted to 60% of the AMI, 3 two-bedroom units deed restricted to 80% of the AMI, 5 three-bedroom units at 80% of the AMI, 6 units at 120% of the AMI, and 8 units at 150% to 200% of the AMI. This Affordable Housing project is located on the corner of Mono Road and Meridian Boulevard and is named “Meridian Court.”

Land Use Element goal – “To address the needs of the permanent residents of Mammoth Lakes, including... public facilities and services” – Staff is implementing the recommendations of the Community Facilities Needs Assessment that was reviewed and accepted by the Town Council on October 3, 2001. The study has determined build-out community facility needs and identifies land that may need to be acquired to locate future public facilities. The study is intended to help the Town to implement the Public Services and Facilities goals and objectives identified in the Land Use Element of the General Plan. During Fiscal Year 2004-2005, the Town has worked with the Hospital District, Mono County Superior Courts, and Mono County to support the hospital’s efforts to obtain a 10.01-acre property from the Forest Service at the intersection of Main Street and Sierra Park Road for a future police facility and interagency civic center. To increase recreational opportunities the Town worked with the community to construct a skate park and a neighborhood park on Town property to the east of the Trails subdivision. This park is known as Trails End Park. The Town is continuing to work with the Kern Community College District and the Community College Foundation on siting studies for a proposed Recreation Facility on property adjacent to the Cerro Coso Community

College. During Fiscal Year 2004-2005, the Town, with the U.S. Forest Service (USFS) and the Eastern Sierra Interpretive Association, began construction on two structures on National Forest land adjacent to the existing 5,100 square foot USFS Visitor Center. The new structures will provide 2,900 square feet for the Town's Visitor's Bureau facility and 2,600 square feet for a new USFS Visitor's Center. The existing USFS Visitor Center will be re-modeled for USFS office space.

Housing Projects/Programs:

In addition to the mitigation units developed through the Inclusionary Affordable Housing Ordinance (outlined above), Staff is implementing the provisions of the adopted Affordable Housing Mitigation Regulations. The Affordable Housing Mitigation regulations are encouraging the development of Mixed-Use projects that include housing above commercial developments. During the past fiscal year, the Town collected in-lieu fees totaling \$78,550.67 to be spent on affordable housing projects. The June 30, 2005 balance within the Affordable Housing Mitigation fund totaled \$177,859.50. Included as Attachment "A" to this report is the Workforce Housing Annual Progress Report on the Implementation of the General Plan Housing Element Programs. The Town Council allocated \$803,203.77 from general fund revenues for workforce housing development and acquisition.

Waste Reduction Programs (AB 939):

The passing of AB 939 required Counties/Cities to achieve a 50% reduction or diversion of solid waste from landfills by the year 2000. The California Integrated Waste Management Board (CIWMB) realized that this goal was extremely aggressive and passed an amendment giving these jurisdictions through 2005 to achieve the 50% reduction goal. In 2005, the Town submitted an extensive report to the CIWMB documenting the Town's diversion progress. A current diversion rate of 53% was measured. This is outstanding for a community with little "green waste" or landscape debris to dispose. A lot of the diversion was obtained through increased recycling efforts, reuse of asphalt grindings for roadway repair, and sludge cover from Mammoth Community Water District (MCWD). The diversion report is currently being reviewed by CIWMB staff. The Town expects to receive approval sometime in 2006. Town staff continues to initiate several recycling programs to accommodate recycling efforts within the community. Town staff is also working with grant monies to increase recycling efforts and to provide convenient recycling bins within town parks, at the ski area, along the Main Street Promenade, and within other strategically located public places.

Transit Planning:

Town Staff has initiated a year-round public transit system within the Town boundaries. The North Village Specific Plan includes a "central hub" transit stop and shelter structure adjacent to the Gondola Building along Canyon Boulevard. The year-round public transit system supplements the winter transit system run by Mammoth Mountain Ski Area.

Grant Applications:

The Town and Mammoth Lakes Housing received a \$3.5 million grant from Home Investment Partnership Program (HOME) for developments on Lupin Street and Dorrance Drive and Oaktree Lane. The Town received a grant of \$540,000 for the Mammoth Lake Main Path. The grant will be used for the construction of Trail Segment 4b. The trail will run along Old Mammoth Road from the Snowcreek Athletic Club entrance to Waterford Avenue. Trail Segment 4b is 1,300 feet long and is a Class 1 trail (8 feet wide asphalt).

Commercial Area Revitalization:

During the Fiscal Year, a Commercial Area Revitalization Plan was constructed to provide street improvements, sidewalks, and street lighting along Old Mammoth Road. The project narrowed the street paving to provide wider sidewalks and a bicycle lane. Similar improvements to Meridian Boulevard are currently being planned by Town staff. Under the authority of the Community Facilities District, Canyon Boulevard was re-routed, Forest Trail improved, and Minaret Road improved to add sidewalks, transit bays, and street lighting within the North Village Area. A complementary street design project was prepared for the North Village Area to extend similar facilities beyond the Village core.

Environmental Review:

In conjunction with current planning application requests and project developments, a total of 21 Categorical Exemptions were filed and 4 environmental Initial Studies (ISs) prepared. All of the ISs resulted in the preparation and adoption of mitigated Negative Declarations. One Environmental Impact Report Addendums was prepared for the Gateway Area Specific Plan. Three projects in both the North Village and the Bluffs were studied and found to conform to the respective EIR. Additionally, 1 project in the Lodestar area was studied and found to conform to the Lodestar EIR.

Planning Application Requests

General Plan Amendments: The current General Plan Update was initiated during Fiscal Year 2002-2003 and is still underway.

District Zoning Amendments: There were six District Zoning Amendments filed during the past fiscal year.

DZA 2004-03: This amendment was initiated by Intrawest California Holdings to amend the Lodestar Plan.

DZA 2004-04: This amendment was initiated by Western Resort Properties to amend the North Village Specific Plan.

DZA 2004-05: This amendment was filed by Richard and Lorine Byrne to amend the Greyhawk Master Plan. The amendment was approved by the Planning Commission 23 February 2005.

DZA 2005-01: This amendment was initiated by Intrawest California Holdings to amend the Lodestar Plan. The amendment was approved by the Planning Commission 23 March 2005.

DZA 2005-02: This amendment was initiated by Mammoth Bridges Development (Intrawest) for approval of the Master Plan for Storied Places. The amendment was approved by the Planning Commission.

DZA 2005-03: This amendment was initiated by Mammoth Mountain Ski Area to amend the Juniper Ridge Master Plan.

Zoning Code Amendments: There were ten Zoning Text Amendments filed during the fiscal year.

ZCA 2004-06: This amendment was initiated by Western Resort Properties to subdivide a 1.36-acre parcel into a 61 unit condominium hotel development within 2 structures. The status of the application was deemed incomplete.

ZCA 2004-07: This amendment was initiated by Western Resort Properties to amend the North Village Specific Plan.

ZCA 2004-08: This amendment was initiated by Intrawest California Holdings to amend the Lodestar Master Plan.

ZCA 2004-09: This amendment was initiated by the Town to amend the North Village Specific Plan. The amendment was approved by the Planning Commission 8 December 2004.

ZCA 2004-10: This amendment was initiated by the Town to amend Chapter 17.30 Fractional Uses. The amendment was approved by the Planning Commission 12 January 2005.

ZCA 2005-01: This amendment was initiated by Intrawest California Holdings to amend the Lodestar Master Plan. The amendment was approved by the Planning Commission 23 March 2005.

ZCA 2005-02: This amendment was initiated by the Town to amend snow storage regulations within Title 17.

ZCA 2005-03: This amendment was initiated by Mammoth Lakes Housing, Inc. to amend Chapter 17.20.040. The amendment was withdrawn.

ZCA 2005-04: This amendment was initiated by Mammoth Montessori Children's House to change parcel from RMF-1 to Commercial. The amendment was approved by the Planning Commission 13 July 2005.

ZCA 2005-05: This amendment was initiated by the Town to amend Title 17, Housing Mitigation Regulations. The amendment was approved by the Planning Commission 24 August 2005.

Use Permit Applications: There were twenty Use Permit Applications filed during the fiscal year.

UPA 2004-20: This application was initiated by Mammoth Bridges Development Co. to create Single Family Residences in Storied Places Development. The application was withdrawn.

UPA 2004-21: This application was initiated by Western Resort Properties to subdivide a 1.36-acre parcel into a 61 unit condominium hotel development within 2 structures. The status of the application was deemed incomplete.

UPA 2004-22: This application was initiated by Higerd Properties to convert office space to residential units. The application was approved by the Planning Commission 13 October 2004.

UPA 2004-23: This application was initiated by Intrawest California

Holdings for 40 units of affordable housing. The application was approved by the Planning Commission 13 April 2005.

UPA 2004-24: This application was filed by Gordon Smith for 5 condominium units. The application was approved by the Planning Commission 23 March 2005.

UPA 2004-25: This application was filed by Charlie Christensen for a 3 unit condominium project. The application was approved by the Planning Commission 9 March 2005.

UPA 2004-26: This application was initiated by Sierra Star Four Five Development Co. for a 28 townhouse project. The application was approved by the Planning Commission 13 April 2005.

UPA 2004-27: This application was filed by Triche for Single Family Residences in the Bluffs. The application was approved by the Planning Commission 23 March 2005.

UPA 2004-28: This application was filed by Mark Neave for a 2 unit condominium project. The application was approved by the Planning Commission 9 March 2005.

UPA 2004-29: This application was filed by Mark Neave for a 4 lot subdivision. The application was approved by the Planning Commission 23 March 2005.

UPA 2004-30: This application was initiated by Bob Mueller for Single Family Residence in the Bluffs. The application was approved by the Planning Commission 9 March 2005.

UPA 2005-01: This application was initiated by Mammoth 8050 for Building C of the 8050 project. The application was approved by the Planning Commission 27 April 2005.

UPA 2005-02: This application was filed by Greg Meade. The application was approved by the Planning Commission 13 July 2005.

UPA 2005-03: This application was initiated by Mammoth Bridges Development Co. (Intrawest). The application was approved by the Planning Commission 10 August 2005.

UPA 2005-04: This application was filed by John Vereuck to convert commercial space to condominiums.

UPA 2005-05: This application was initiated by the Fairway Ranch Homeowners Association for an entrance gate. The application was approved by Town Council 7 September 2005.

UPA 2005-06: This application was filed by Roger O'Donnell for a food cart. The application was approved by the Planning Commission.

UPA 2005-07: This application was initiated by Mammoth Lakes Family Association for 24 affordable housing units. The application was approved by the Planning Commission.

UPA 2005-08: This application was initiated by the South Minaret Development Co. for a 149 unit condominium hotel.

UPA 2005-09: This application was initiated by Mammoth Hillside, LLC for a 310 unit condominium hotel on a 7-acre portion of land within the North Village Specific Plan area.

Variance Applications: There were six Variance Application requests filed during the fiscal year.

V 2004-06: This application was filed by Frampton/Bauer. The application was approved by the Planning Commission 23 March 2005.

V 2004-07: This application was filed by Robbie Presson to reduce the 50-foot stream setback and reduce the setback from the street. The application was approved by the Planning Commission 12 January 2005.

V 2004-08: This application was initiated by Gordon S. Smith to reduce side yard setbacks. The application was approved by the Planning Commission 23 March 2005.

V 2004-09: This application was initiated by Sierra Star Four-Five Development Corp. for a 20-foot setback. The application was approved by the Planning Commission 13 April 2005.

V 2004-10: This application was initiated by Triche for setbacks of Single Family Residences in the Bluffs. The application was approved by the Planning Commission 23 March 2005.

V 2005-01: This application was initiated by Mike Kenney to reduce the setbacks for a Single Family Residence to encroach into the 50-foot stream setback and front yard setback.

Administrative Permits: There were twenty-six Administrative Permits filed and processed during the fiscal year. These permits were minor in nature and included outdoor sales permits, special event permits, off-site snow storage, outdoor restaurant seating, temporary over-flow event parking, and temporary parking lot sales issued during the fiscal year.

Lot Line Adjustments: There were four Lot Line Adjustment applications filed during the fiscal year.

LLA 2004-06: This application was filed by Mammoth Lakes Housing to adjust a lot line between two existing legal lots of record. The adjustment was approved.

LLA 2004-07: This application was filed by Mammoth 8050 LLC. The adjustment was approved.

LLA 2004-08: This application was filed by Mammoth 8050 LLC. The adjustment was approved.

LLA 2005-01: This application was filed by CDFT LP (Bill Dendy) to combine two lots.

Tentative Parcel Maps: There were five application requests for Tentative Parcel Map approval during the fiscal year.

TPM 36-213: This application was filed by Robert Schotz and Bob Mueller to create 2 Single Family lots. The application was approved by the Planning Commission 10 November 2004.

TPM 36-214: This application request was filed by Charlie Christensen for a 3 unit condominium project. The application was approved by the Planning Commission 9 March 2005.

TPM 36-215: This application was filed by Mark Neave for a 2 lot subdivision. The application was approved by the Planning Commission 9 March 2005.

TPM 36-216: This application was filed by Mark Neave for a 4 lot subdivision. The application was approved by the Planning Commission 23

March 2005.

TPM 36-217: This application was filed by John Vereuck to convert commercial space to condominiums.

Tentative Tract Maps: There were eleven application requests for Tentative Tract Map approval during the fiscal year.

TTM 36-226: This application was filed by Western Resort Properties for 61 unit condominium hotel at the Mammoth Crossing and Lodestar Site. The application was deemed incomplete.

TTM 36-227: This application request was filed by G. Scott Smith for a 5 condominium units at Golden Eagle Villas. The application was approved by the Planning Commission 23 March 2005.

TTM 36-228: This application was filed by Sierra Star Four-Five Development Corp. for 28 townhouses. The application was approved by the Planning Commission 13 April 2005.

TTM 36-229: This application was initiated by Mammoth 8050 for Building C of Mammoth 8050. The application was approved by the Planning Commission 27 April 2005.

TTM 36-230: This application was initiated by Greg Meade for a condominium conversion in the Industrial Park. The application was approved by the Planning Commission 13 July 2005.

TTM 36-231: This application was filed by Mammoth Bridges Development Co. (Intrawest) for 11 duplex units. The application was approved by the Planning Commission 10 August 2005.

TTM 36-232: This application was filed by Mammoth Lakes 3789 LLC for the Old LaSierra site.

TTM 36-161: (Revision) This application was filed by the Trails Homeowners Association to vacate setbacks. The application was approved by the Planning Commission 13 July 2005.

TTM 36-233: This application was initiated by Mammoth Lakes Family Associates for 24 affordable housing units. The application was approved by the Planning Commission 13 July 2005.

TTM 36-234: This application was initiated by South Minaret Development Co. for a 149 unit condominium hotel.

TTM 36-235: This application was initiated by Mammoth Hillside LLC for 310 unit condominium hotel.

Sign Review Permits: There were twenty-three application requests for various sign permits submitted during the fiscal year.

Business License Applications: There were a total of 188 business license applications reviewed and approved during the fiscal year. Of the total applications, 76 business license requests were reviewed for land use compliance due to the fact that these applications were for businesses located within the Town's corporate boundary.

Tree Removal Permits: There were 57 tree removal permit requests submitted for the Town's review during the fiscal year.

Building Permit Planchecks: There were 300 building permit planchecks reviewed during the fiscal year. Of these planchecks reviewed, 78 were for multiple or single-family dwelling units.

Code Compliance: During the fiscal year, there were 950 Code Compliance referrals and 40 citations issued.

WEB Site: Municipal (Zoning) Code and General Plan information with download availability can be located at the Town of Mammoth Lakes WEB site at: www.ci.mammoth-lakes.ca.us.

ATTACHMENT "A"

Workforce Housing Annual Progress Report On Implementation of the Housing Element General Plan Report Requirement Pursuant to Section 65400 of the Government Code

Jurisdiction: Town of Mammoth Lakes

Address: P.O. Box 1609; Mammoth Lakes, CA 93546

Contact: Dennis Hartwick, Assistant Planner

Phone: (760) 934-8989 x251

Report Period: July 1, 2004 to June 30, 2005

A. Progress in Meeting Regional Housing Need

- 1. Total number of new housing permits issued:** 433
- 2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units:** During Fiscal Year 2004-2005, the Town of Mammoth Lakes issued building permits for 356 market rate units and 77 deed restricted workforce housing units including: 1 "very low" income unit, 23 "low" income units, 24 'moderate' income units and 29 "above moderate" income units, for a total of 77 Deed Restricted Affordable Workforce Housing Units.
- 3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate):** Table 15 of the General Plan Housing Element indicates Mammoth Lakes' Fair Share of Regional Housing Needs between the years of 2001 to 2008:

Table 15: Mammoth Lakes Fair Share of Regional Housing Needs (2001 to 2008)

Income Group	Number	Percent
Very Low	60	20.2%
Low	53	17.9%
Moderate	69	23.2%
Above Moderate	114	38.4%
TOTAL	297	100%
Source: Regional Housing Need Plan		

Of the 60 "very low" housing units needed by 2008, one unit was approved during Fiscal Year 2004-2005. Of the 53 "low" housing

units needed by 2008, 23 units were approved during Fiscal Year 2004-2005. Of the 69 "moderate" housing units needed by 2008, 24 units were approved during Fiscal Year 2004-2005 and of the 114 "above moderate" units needed by 2008, 29 units were approved.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program:

The Town of Mammoth Lakes' Implementation Programs outlined below reflect the community's emphasis on new construction of deed-restricted units for sale and rent to the resident work force. This new construction emphasis results from the increased demand for housing at a variety of affordability levels. The development of homebuyer assistance and rehabilitation programs is included to supplement the new construction program.

- a. The Town has set a target of a minimum of 60 new units of very low-income housing, 53 units of low-income housing, and 69 units of moderate income housing for the five-year period ending in December 2008. This number corresponds to the fair share of the regional need. Assistance for development of these units shall be through Inclusionary Zoning, pursuit of Community Development Block Grants and HOME funds, continued allocation of one-twelfth of TOT revenues for housing, and partnership with public and private agencies.

Funding Source: Inclusionary Zoning (private development), CDBG, MHP, and HOME funds; Transient Occupancy Tax (TOT) Revenues.

Responsible Agency: The Town of Mammoth Lakes Community Development Department and Mammoth Lakes Housing, Inc.

Measurable Outcomes: 182 new deed restricted residential units by 2008.

Timeframe: Since 2001, 6 very low-income units, 280.5 low-income units, 78 moderate-income units, and the 29 above moderate-income units have been approved and/or constructed and are therefore counted toward the Town's fair share of regional housing need for the 2001-2008 period. However, the Town of Mammoth Lakes will continue to pursue the construction of new residential units for its resident work force. To this end, the following milestones are set:

November 2005 – At the traditional end of construction season for 2005, an inventory will be taken of the number of deed-restricted units permitted since September 2004 and the number of deed restricted units that were constructed and occupied since September 2004.

Mammoth Lakes Housing, Inc. will provide the Town of Mammoth Lakes with a written report detailing its successful applications for grant funding and project financing, expenditures of TOT, and progress of new construction projects.

2006, 2007, and 2008 – The abovementioned activities will occur annually.

Fiscal Year 2004-2005: To date, the Town has met 10% of its target for very low-income housing units, 529% of its target for low-income housing units, 113% of its target for moderate-income housing, and 25% of its target for above moderate-income housing units.

- b. The Town shall review affordability levels, incomes, and market housing rates and may choose to pursue additional density bonus provisions that will allow for bonuses on a case-by-case basis for development projects offering deed restricted units for households earning above 120 percent of the area median income.

Funding Source: Town of Mammoth Lakes General Fund

Responsible Agency: The Town of Mammoth Lakes Community Development Department and Mammoth Lakes Housing, Inc.

Measurable Outcomes: Report to Town Council on possible additional density bonus provisions, including a recommendation to pursue or forgo such provisions.

Timeframe: Review of affordability levels shall occur in 2005 and any additional density bonus provisions shall be codified, if necessary and appropriate, by the end of 2006.

Fiscal Year 2004-2005: The Town is reviewing policies in conjunction with its General Plan Update.

- c. The Town shall research and review off-site density transfer provisions and the transfer of development rights as tools to encourage affordable housing development, and may choose to pursue one or both of these methods of permitting increased density for appropriate properties.

Funding Source: Town of Mammoth Lakes General Fund

Responsible Agency: The Town of Mammoth Lakes Community Development Department and Mammoth Lakes Housing, Inc.

Measurable Outcomes: Report to Town Council on possible density transfer provisions and/or the transfer of development rights, including a recommendation to pursue or forgo such provisions.

Timeframe: Review of these tools shall occur in 2005 and recommended provisions shall be codified, if necessary and appropriate, by the end of 2006.

Fiscal Year 2004-2005: The Town is reviewing policies in conjunction with its General Plan Update.

- d. The Town shall partner with private developers to facilitate the acquisition and development of work force housing at appropriate affordability levels through economic support and regulatory concessions.

Funding Source: Town of Mammoth Lakes General Fund; Inclusionary Zoning (private development), CDBG and HOME funds; Transient Occupancy Tax (TOT) Revenues.

Responsible Agency: The Town of Mammoth Lakes Community Development Department and Mammoth Lakes Housing, Inc.

Measurable Outcomes: Increased number of deed restricted residential units for sale and rent to Mammoth Lakes' resident work force that are affordable for a variety of incomes.

Timeframe: An annual written report shall be provided to the Planning Commission and Town Council outlining the regulatory concessions and fee waivers that were granted in the previous year and the deed restricted units that resulted from those actions.

Mammoth Lakes Housing, Inc. will provide the Town of Mammoth Lakes with an annual written report-detailing expenditures of grant funding and TOT.

Fiscal Year 2004-2005: The Town has partnered with Mammoth Lakes Housing, Inc. on the "Meridian Court" (24 units with 15 "for sale" and 9 "for rent" at 80% to 150% of the Average Median Income. The project will be complete by early 2006. In addition, the Town and MLHI

was successful in a \$3.5 million HOME grant application in Fiscal Year 2004 that will fund 28 affordable apartment units on two different properties know as the 'Lupin/Oaktree' project. (28 units 'for rent' at 50% to 80% of the Average Median Income. The Town assisted in the acquisition of an acre of land at the Lupin site and MLHI was successful in the negotiations with a developer to obtain site control, at no cost on the Oaktree site. Construction is slated in Spring of 2006. MLHI also acquired property on Dorrance Drive.

MLHI was also successful in the negotiating of an agreement with a large developer and the Town to expand a 24-unit deed-restricted town home project into a 40-unit project through the contribution of Town-owned land and the approval of an Alternate Housing Mitigation Plan.

- e. The Town shall bi-annually review the Inclusionary Zoning and Linkage Fee regulations to ensure they accurately reflect the costs associated with building and providing affordable housing. Necessary revisions to the fee structure shall be proposed to Town Council when appropriate.

Funding Source: Town of Mammoth Lakes General Fund.

Responsible Agency: The Town of Mammoth Lakes Community Development Department.

Measurable Outcomes: Report and recommendation to Town Council on possible revisions to the Zoning and Linkage Fee regulation and fee structure. Changes in this regulation resulting from annual review could cause an increase or decrease in total fees in-lieu paid, and/or an increase or decrease in the number of residential units constructed.

Timeframe: The first review of the regulations occurred in 2003. Subsequent reviews shall occur in 2005 and 2007.

Fiscal Year 2004-2005: Fees were updated in June of 2005.

- f. The Town shall develop and/or support through partnership, homebuyer assistance programs.

Funding Source: Inclusionary Zoning In-Lieu Fees; CDBG funds; Transient Occupancy Tax (TOT) Revenues; USDA; California Housing Finance Agency.

Responsible Agency: Mammoth Lakes Housing, Inc.

Measurable Outcomes: Beginning 2005, homebuyer assistance programs shall assist at least five households per year.

Timeframe: 2004 – Program framework shall be developed and completed.

2004 – Insure USDA and Cal HFA programs are made available through local lenders.

2005-2008 – Consider funding homebuyer assistance program with annual CDBG application, TOT revenues or In-Lieu fees.

2006-2008 – Continue program and monitor success.

- g. The Town shall develop and/or support through partnership, a rental acquisition and/or rehabilitation program.

Funding Source: Inclusionary Zoning In-Lieu Fees; CDBG, MHP and HOME funds; Transient Occupancy Tax (TOT) Revenues.

Responsible Agency: Mammoth Lakes Housing, Inc.

Measurable Outcomes: Increased quality and quantity of deed restricted residential units for rent to Mammoth Lakes' resident workforce that are affordable for a variety of incomes. Decreased quantity in the number of housing units in need of rehabilitation or replacement. The Town of Mammoth Lake intends to rehabilitate 50 percent of the units in need by 2008.

Due to the programmatic emphasis on new construction of affordable units, a numeric target has not been set for the acquisition and/or rehabilitation of existing rental units. If an appropriate opportunity arises, and funding can be secured without affecting funds needed for new construction, these acquisition/rehabilitation opportunities will be pursued.

Timeframe: 2004 – Identified rental properties for rehabilitation projects in the planning period by engaging owner/developers to acquiring existing housing stock as housing mitigation through a condo acquisition strategy.

2004 – Identify market rate rental properties or condominiums that are desirable for deed restricted

rental housing by engaging owner/developers to acquiring existing housing stock as housing mitigation through a condo acquisition strategy.

2004-2008– Consider rehabilitation and acquisition projects for HOME, CDBG, or MHP applications. Funds were pursued to assist in the acquisition of existing housing stock through home buyer assistance funds. In a three-month period, MLHI and the Town applied for four grants, totaling over \$2 million for homebuyer assistance.

- h. The Community Development Department shall continue to review site design to assure maximum efficiency including building placement and orientation to maximize passive solar heat, snow removal, and circulation.

Funding Source: Town of Mammoth Lakes General Fund

Responsible Agency: The Town of Mammoth Lakes Community Development Department.

Measurable Outcomes: Increased number of efficiently designed residential development.

Timeframe: Continuous

- i. The Town shall continue to work with local utility companies, and other area partners offering home weatherization programs.

Funding Source: Town of Mammoth Lakes General Fund,

Responsible Agency: The Town of Mammoth Lakes Community Development Department, Inyo Mono Advocates for Community Action, Southern California Edison.

Measurable Outcomes: The Town shall ensure that at least ten (10) households per year are provided with weatherization assistance.

Timeframe: Continuous

- j. The Town shall develop and/or support, through partnership, the acquisition and/or rehabilitation of condominiums to be resold or rented to Mammoth's resident work force.

Funding Source: Inclusionary Zoning In-Lieu Fees; MHP and HOME funds; Transient Occupancy Tax (TOT) Revenues.

Responsible Agency: Mammoth Lakes Housing, Inc.

Measurable Outcomes: Increased quality and quantity of deed restricted residential units for rent and sale to Mammoth Lakes' resident work force that are affordable for a variety of incomes. Decreased quantity in the number of housing units in need of rehabilitation or replacement.

Due to the programmatic emphasis on new construction of affordable units, a numeric target has not been set for the acquisition and/or rehabilitation of condominiums. If an appropriate opportunity arises and funding can be secured without affecting funds needed for new construction, these acquisition/rehabilitation opportunities will be pursued.

Timeframe: 2004 – Identify condominium properties for acquisition and/or rehabilitation projects in the planning period and engage owner/developer by engaging owner/developers to acquiring existing housing stock as housing mitigation through a condo acquisition strategy

2004-2008 – Consider rehabilitation and acquisition projects for HOME, CDBG or MHP applications. Funds were pursued to assist in the acquisition of existing housing stock through home buyer assistance funds. In a three-month period, MLHI and the Town applied for four grants, totaling over \$2 million for homebuyer assistance.

Fiscal Year 2004-2005: The Town's Affordable Housing Mitigation regulations have resulted in the deed restriction of three condominium units to low-income levels.

- k. The Town shall identify neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements.

Funding Source: Town of Mammoth Lakes General Fund,

Responsible Agency: The Town of Mammoth Lakes Community Development and Public Works Departments.

Measurable Outcomes: Written documentation of identified target areas describing specific needs.

Timeframe: 2005 – Conduct a study of individual sections of Town to document and describe the types of assistance and improvements needed.

2005-2008 – Integrate these identified needs into the appropriate program for housing rehabilitation or capital improvement plan.

1. The Town shall continue to allow existing, non-conforming residential uses, and will allow for the rehabilitation of those units, rather than conversion.

Funding Source: Town of Mammoth Lakes General Fund

Responsible Agency: The Town of Mammoth Lakes Community Development Department.

Measurable Outcomes: Reduced number of use conversions from residential uses.

Timeframe: Continuous

- m. The Town shall promote equal housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.

Funding Source: Town of Mammoth Lakes General Fund

Responsible Agency: The Town of Mammoth Lakes Community Development Department.

Measurable Outcomes: A Reduction or elimination of fair housing complaints.

Local housing discrimination complaints are heard and resolved by the Town of Mammoth Lakes Community Development Department. This information is made available, along with information from the Departments of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) in the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.

Fair housing is also promoted through permitting and approval processes by ensuring that all new, multifamily construction meets the accessibility requirements of the federal and state fair housing acts.

Timeframe: Continuous

2. **Assess effectiveness of actions and outcomes:** The Workforce Housing Implementation Programs described above have been very effective in achieving deed restricted housing units within the Town's jurisdiction. Town Council authorized using one-twelfth of the Transient Occupancy Tax collected for housing development administration. The Affordable Housing Mitigation regulations are encouraging the development of Mixed-Use projects that include housing above commercial developments. During the past fiscal year, the Town collected in-lieu fees totaling \$78,550.67 to be spent on affordable housing projects. The June 30, 2005 balance within the Affordable Housing Mitigation fund totaled \$177,859.50.

During Fiscal Year 2004-05, the Town achieved 1 "very low" income unit, 23 "low" income units, 24 "moderate" income units, and 29 "above-moderate" income units for a total of 77 Deed Restricted Affordable Units. The one, two and three bedroom units are deed restricted to the household income levels identified above based upon the Area Median Income (AMI) level established by the State of California Department of Housing and Community Development.

Included in these achieved statistics, is an Affordable Housing Project developed by Mammoth Lakes Housing, Inc., a non-profit Housing Authority that was established with the Town's assistance in 2003. The MLHI project provides a total of 24 affordable ownership units with 2 one-bedroom units deed restricted to 60% of the AMI, 3 two-bedroom units deed restricted to 80% of the AMI, 5 three-bedroom units at 80% of the AMI, 6 units at 120% of the AMI, and 8 units at 150% to 200% of the AMI. This Affordable Housing project is located on the corner of Mono Rd and Meridian Road and is named "Meridian Court."

C. Progress towards mitigating governmental constraints identified in the housing element.

Land Use Controls

The land use controls of the Town can have a direct impact on the affordability of housing. The Town complies with the requirements of the California Environmental Quality Act that is one of the development costs mandated by California law. The zoning regulations of the Town are designed to allow flexibility in design and permit a wide variety of residential uses and structures, including manufactured housing and, under a planned development, zero-lot line housing. Minimum lot sizes in residential zones range from 7500 square feet in the RSF zone to 40,000 square feet in the RMF zone. While these minimums may increase land costs, they result from constraints imposed by an alpine climate. Under current Town regulations, the lot area

requirements may be modified for qualifying affordable housing projects.

"Granny Housing" is permitted in all residential zones if it conforms to the Town

Housing/Code §17.16.140. Density bonuses are provided in accordance with the provisions of the State Density Bonus law. There is also a local density bonus which allows up to double the permitted density if the units provided are consistent with affordability levels as defined by the State of California.

Manufactured housing is permitted in all residential zones.

Table 22: Development Standards

	RR	RSF	RMF-1	RMF-2
Density Range per/acre	2	4	12	12
Setbacks front/side/street side/rear	25/10/20/20	20/10/20/10	20/10/20/10	25/10/20/20
Lot Coverage	30%	40%	50%	60%
Minimum Lot Size	15,000	7,500	10,000	40,000
Minimum Unit Size	N/A	N/A	N/A	N/A
Parking	3	3	1/bdr. 2/2-3bdr. 3/4 bdr+	1/bdr. 2/2-3bdr. 3/4 bdr+
Height Maximum	35 ft.	35 ft.	35 ft.*	35 ft.*
Open Space Requirement	N/A	N/A	150 sq. ft./unit**	150 sq. ft./unit**
Source: Local Zoning Code				

Building Codes and Enforcement

The Town has adopted and enforces the Uniform Building Code. This ensures that all housing units are built to specific standards. The building code is developed by the International Conference of Building Officials and the State. The Town updates its Code according to Conference updates with some minor amendments to reflect local conditions, including seismic activity and snow loads.

The Town of Mammoth Lakes has an active Code Compliance Division that strives to protect the health and safety of residents and visitors. The Division's mission is to promote and enhance the quality of the community through:

- Immediate Response to citizen complaints and questions
- Rapid investigations
- Proactive identifications of possible violations
- Assistance to other internal departments
- Mediation and conflict resolution
- Resolution of code violations in a number of different ways

The Building Division of the Community Development Department enforces building codes at the time of construction. The Town Code Compliance Officer usually addresses compliance actions after

construction on a complaint basis. The identification and rapid response to code violations is a cooperative effort within the community. Residents and visitors play an important role helping to identify a wide range of possible code violations such as illegal dumping or spillage of garbage and debris.

On/Off-site Improvement Standards

Currently on/off site improvements within the Town of Mammoth Lakes are mandated by the Sidewalk Master Plan and the Storm Drain Master Plan.

Street standards outlined in §17.16.260 of the subdivision regulations requires that the width of the right-of-way for an arterial or collector street or highway shall be a minimum of 80 feet, and the width of the local street shall be a minimum of 60 feet, with a minimum of 30 feet of pavement as determined by the Director of Public Works. The Director of Public Works may approve modifications including: a minimum dedicated right-of-way width of 40 feet, a minimum of twenty-four feet of paving, a minimum of 20 feet of snow storage easement, with 10 feet on each side of the street, within RR, RSF, OSSC and R zones.

Curb and gutter requirements are outlined in the Town of Mammoth Lakes Sidewalk Master Plan, Storm Drain Master Plan and the Street Standards detailed above.

Sidewalk requirements are detailed in the Sidewalk Master Plan, Master Trail Plan, and other environmental and development mitigation documents.

Storm drainage requirements are outlined in the Master Storm Drain Plan, and when determined necessary due to the intensity and/or type of proposed development.

Sewer and water infrastructure development requirements are determined on a site-by-site basis as determined necessary to serve the needs of the project or as otherwise required by the Mammoth Community Water District.

Review of any project and improvements required will also be based upon applicable Master or Specific Plans, Environmental Documentation, Caltrans review, and other adopted policies.

To encourage additional on-site housing in commercial projects beyond that required by the Affordable Housing Mitigation Regulations, the Code provides for developer incentives that allow the following:

- decrease the residential portion of the parking requirements by at least 50%
- increase lot coverage of at least 10%
- reduce snow storage areas commensurate with lot coverage
- eliminate enclosed parking requirements

These concessions have been designed to remove regulatory barriers and decrease development costs for affordable housing projects.

Fees & Exactions

The Town assesses fees for the processing of applications for building permits, grading permits, and land use approvals. Town policies do allow the waiving of processing fees for affordable housing units. Impact fees are collected and, where necessary to provide an adequate level of infrastructure, development projects may be required to construct or pay for the infrastructure. Typical fees for a single-family residence, including all mitigation and school fees, total approximately \$6,300. Fees for residential units vary depending upon the valuation of the new construction, square footage, garage and deck sizes, fire sprinkler requirements, etc.

Permitting Procedures

The Town streamlines applications and its procedures to reduce impediments to providing housing. Currently, applications for a primary permitted use are processed in less than six weeks. Residential development as a primary permitted use in the appropriate zones may be permitted ministerially through staff design review and plan check. Table 23 below indicates the permitted and conditional uses for residential development in the various residential and commercial zones.

Any conditional use or request for variances related to residential development must follow the Development Review Process. An applicant has a preliminary consultation with the Community Development Department staff and, subsequently, an application form with fees and plans are submitted. Once an application is submitted and deemed complete a preliminary recommendation is made by the Department Review Committee and conditions of approval are recommended, if necessary. The project is then scheduled for the next Planning Commission meeting for approval.

Table 23: Housing Types Permitted by Zoning District

Housing Types Permitted	RR	RSF	RMF-1	RMF-2	CL	CG
Single Family Attached	P	P	P	P		
Single Family Detached	P	P	P	P		
Duplexes to Fourplexes			P	P	C	C
Multifamily (5+ Units)			P	P	C	C
Mobile Homes	C	C	C	C		
Manufactured Homes	P	P	P	P		
Second Units	P	P	P	P		
Emergency Shelters			C	C	P	P
Single Room Occupancy			C	C		
Transitional Housing			C	C	P	P
Source: Mammoth Lakes Zoning Code						
Notes: P = Permitted Use C = Conditional Use Permit						